



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

DRAFT MINUTES

Monday, September 20, 2010 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Calendar Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
BRIAN MILLER
DENISE WOOLERY (Consent Calendar Representative)
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805)564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday September 16, 2010, the agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board.

REVIEW AFTER FINAL

A. 33 RUBIO RD

E-1 Zone

Assessor's Parcel Number: 029-341-011
Application Number: MST2008-00268
Owner: Brian J. Tharp

(Revised proposal to eliminate the previously approved 724 square foot second-story addition. The proposal involves exterior alterations to the existing 1,530 square foot one-story single-family residence including 380 square foot two-car detached garage. Alterations include a new roof and addition of a parapet roof, a new entry awning, the demolition of an existing 160 square foot uncovered deck to be replaced with a new 160 square foot covered deck, new doors and windows, and new exterior lighting. No grading, vegetation removal or new landscaping is proposed. The remaining scope of work results in minor alterations from the previously approved project. The project received Staff Hearing Officer approval on 9/24/2008 (Resolution No. 071-08) for alterations to the existing garage located within the required front and interior setbacks.)

(Review After Final for a revised project to eliminate the previously approved 724 square foot second-story addition.)

Approval of the Review After Final with conditions: 1) Provide a final color board. Include a color schedule on the elevations. Verify the metal roof color to be "cool hemlock green" by Dura Tech. 2) Suggestion to study the living room doors to be centered with the ridge beam.

REVIEW AFTER FINAL

B. 1465 CRESTLINE DR

E-1 Zone

Assessor's Parcel Number: 049-241-009
Application Number: MST2008-00009
Owner: Daksha K. Oza
Designer: Francisco Cobiani
Designer: Punam Prajapati

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will address enforcement case ENF2007-00991.)

(Review After Final for alterations to the 3 foot tall retaining wall along the rear property line from the approved railroad tie retaining wall to a proposed Allan block retaining wall.)

Approval of the Review After Final with conditions: 1) Submit an arborist report prior to issuance of building permit. Incorporate all recommendations and conditions on the plans. 2) The height of the rear retaining wall shall not exceed 36" maximum measured from finished grade. The combined height of the chain link fence and retaining wall shall not exceed 8 feet to comply with Zoning Ordinance. 3) The revised retaining wall material to be either CMU or Allan block, at the discretion of the Arborist report. 4) The chain link fence is to be black vinyl with 5 gallon evergreen grape vines planted 5 feet on center.

REFERRED BY FULL BOARD

C. 380 EL CIELITO RD

A-1 Zone

Assessor's Parcel Number: 021-082-004
Application Number: MST2010-00211
Owner: Frank and Lynn Kirk Revocable Trust
Landscape Architect: Acanthus Design

(Proposal for 617 feet of six foot tall galvanized chain link fence along Cielito Lane. Trumpet vines are proposed to be planted on the fence. The project will address violations in ENF2010-00374.)

(Preliminary Approval was granted 8/16/2010. Final Approval is requested.)

Continued one week with comments: 1) Indicate the fence color on the plans and provide manufacture sample (with name and ID#). 2) Clarify landscape plan legend, symbols and quantities, revise as necessary. 3) Consider relocating one of the three proposed oak trees to the public side of the fence. 4) Increase the quantity of lemonade berry from 12 to 20, revise quantities on the plans. 5) 50% of the ceanothus and rhus shall be 5-gallon size. 6) Carry forward comment #4 from 8/16/2010: Provide information about drainage swales and how the fence will traverse.

FINAL REVIEW

D. 885 MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-034
Application Number: MST2009-00467
Owner: Forbes Perkins
Designer: Adam Wheeler
Agent: Trish Allen, Sepps, Inc.

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a 2,687 square foot two-story single-family residence, a detached 400 square foot garage, 300 square feet of accessory space, and retaining walls to be located in the previous locations. The proposed total of 3,387 square feet on the 3.4 acre parcel in the Hillside Design District is 54% of the maximum guideline floor to lot area ratio. The project received Staff Hearing Officer approval on 6/2/2010 (Resolution No. 026-10) for zoning modifications for a raised patio to be located within the required 15 foot interior setback, for a wall to exceed the maximum allowable height of 8 feet, and an accessory building to be located within the front yard.)

(Preliminary and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 026-10.)

Final Approval with conditions: 1) The lowest terrace to be decomposed granite and a couple additional fruit trees as noted. 2) Show the existing bougainvillea at the garage on the plans. 3) Include light fixture cut sheets on the electrical plans. 4) Include the color schedule on the elevations, including window colors and wire mesh railing. 5) Options discussed for possible future RAF: using a stone clad finish on the building and flipping the roof pitch on the garage.

Items on Consent Calendar were reviewed by Paul Zink with landscaping reviewed by Erin Carroll.
Staff present: Michelle Bedard, Planning Technician II.

DRAFT